

MINUTES OF THE REGULAR BOARD OF DIRECTORS' MEETING
HAWAIIKI TOWER
DATE: May 21, 2012
Hawaiki Tower, Conference Room

Directors Present: Patricia K. Kawakami, President
Jeff Dickinson, Vice President
Alies Mohan, Secretary
Douglas Hung, Director
Linda Keller, Director
Wes Suzawa, Director

Directors Excused: Alike Rogers, Treasurer
Sachi Braden, Director

Also Present: Paul McCurdy, Resident Manager
Ed Robinson, Management Executive, Hawaiiana Management Co.
Annie Kekoolani, Recording Secretary
Michiko & Mariko Imura, Owners of Unit 1903
Stephen Hioki, Attorney for Ms. Imura

I. Call to Order

There being a quorum present, the meeting was called to order at 5:30 p.m. by President Kawakami.

2. Owners' Forum

Mr. Hioki addressed the Board regarding his client's concerns.

3. Approval of Minutes

It was moved by Director Dickinson, seconded by Director Hung, and carried unanimously to approve the minutes of February 27, 2012 Board meeting, and March 19, 2012 Annual & Organizational meetings as presented.

4. Resident Manager's Report

Report dated May 21, 2012 was provided to the Board prior to the meeting. Discussion ensued on the following items:

- Commercial Restroom – it was moved by Director Dickinson and seconded by Director Hung that the restroom in the commercial area be locked after hours and a key be made available for their patrons' use. The motion carried unanimously.
- Neighboring Lot – The resident manager gave an update on activities at the next door lot. He will continue to monitor the situation.

5. Treasurer's Report

The financial report for April 2012 was provided to the Board prior to the meeting, a copy of which shall be filed in the offices of Hawaiiana Management and the resident manager. Director Dickinson suggested coming up with a more realistic budget number for electricity as well as other reserve line items.

6. Committee Report

- Tower Carpeting – Four bids were solicited and two were received. All price quotes for the tower carpeting were in excess of \$425,000. Additional samples, specs, etc. have been requested. No recommendation is forthcoming from the Committee at this time.

7. **Unfinished Business**

- A. **Approve/Reject Interior Design Proposal for Lobby Refurnishing** – It was moved by Director Dickinson, seconded by Director Keller, and carried unanimously to approve the Edwards Design Group proposal of \$80,000 plus tax. The motion carried unanimously. The Carpet Committee will oversee the lobby project so it ties in with the carpet replacement.

8. **New Business**

- A. **Ratify Purchase of Property Insurance Package** – It was moved by Director Dickinson and seconded by Director Suzawa to ratify the purchase of property insurance package as submitted. The motion carried unanimously.
- B. **Approve/Reject Rules for EV Charging Systems Installation** – It was moved by Director Dickinson and seconded by Director Suzawa to approve the proposed House Rules on EV Charging Systems, subject to legal counsel's review. The motion carried unanimously.
- C. **Approve/Reject Replacement of Adult Par Course Equipment** – It was moved by Director Dickinson and seconded by Secretary Mohan to approve the proposal to replace the existing equipment and signage for \$13,429, material only, with installation to be done in-house. The motion carried unanimously.
- D. **Approve/Reject Replacement of Children's Playground Equipment** – The Board approved Nylawn's proposal of \$37,418 to replace the children's playground equipment.
- E. **Approve/Reject Replacement of Tower Carpeting** – Deferred for the time being.
- F. **Allocate Cost of Retail 2 ADA Ramp** – In that the ADA ramp serves only one unit, KHON, it was moved by Director Dickinson and seconded by Secretary Mohan to charge the cost (about \$83,000) back to the KHON owner. The motion carried unanimously.
- G. **New Board Member** – It was moved by Director Dickinson and seconded by Secretary Mohan to appoint Les Nagata to the Board, subject to review of power of attorney by legal counsel. The motion carried unanimously.

9. **Date, Time and Place of Next Meeting**

The next scheduled regular meeting of the Board of Directors will be held on Monday, August 27, 2012 at 5:30 p.m. at the Hawaiki conference room.

10. **Adjournment**

There being no further business, the meeting was adjourned at 6:26 p.m.

Respectfully submitted,

Annie Kekoolani
Recording Secretary